#### PHASE I ENVIRONMENTAL SITE ASSESSMENT

## Portola Hills – Tentative Tract #17300 North of the Intersection of Glenn Ranch and Saddleback Ranch Roads Lake Forest, California 92679

Baldwin & Sons Contract #164A

AECOM Project Number: 60178789.0000 C2C Project Number: 2010-105

#### Prepared for:

Baldwin & Sons 610 West Ash Street, Suite 1500 San Diego, California 92101

#### Prepared by:

AECOM Technology Corporation 999 Town & Country Road, Fourth Floor Orange, California 92868 (714) 835-4447 Fax (714) 953-6989

and

Coast 2 Coast Environmental, Inc. 13964 Boquita Drive Del Mar, California 92014 (619) 889-6232 C2CEnvironmental@AOL.com

November 18, 2010 (Minor Revision August 16, 2011)

#### **TABLE OF CONTENTS**

1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION	3
2.1	Purpose	3
2.2	Agreement	
2.3	Significant Assumptions	
2.4	Limitations and Exceptions	3
2.5	Special Terms and Conditions	4
2.6	Exceptions to ASTM Standard Practice E1527-05	4
2.7	User Reliance	
3.0	SITE DESCRIPTION	5
3.1	Location and Legal Description	5
3.2	Site and Vicinity General Characteristics	
3	.2.1 Site and Vicinity	
3	.2.2 Geology and Soils	
3	.2.3 Surface and Groundwater Hydrology	
3.3		
3.4	Site Improvements	
3.5	Current Use of Adjoining Properties	
4.0	USER PROVIDED INFORMATION	
4.1	Title Records	
4.2	Specialized Knowledge	9
4.3	Commonly Known Information	
4.4	Valuation Reduction for Environmental Issues	
4.5	Owner, Property Manager, and Occupant Information	
4.6	Reason for Performing Assessment	9
4.7	Previous Assessments and Reports	
5.0	REGULATORY RECORDS REVIEW	
5.1	ASTM E 1527-05 Standard Records and Additional Environmental Records.	
5.2	Agency Information	
5.3	· · · · · · · · · · · · · · · · · · ·	
5.	.3.1 Sources	
	.3.2 Chronology	
6.0	SITE RECONNAISSANCE	
6.1	Methodology and Limiting Conditions	
6.2	General Site Setting	
6.3	Site Inspection	
7.0	INTERVIEWS	
7.1	Interview with Owner	
7.2	Interview with Site Manager	
7.3	Interviews with Occupants	
7.4	Interviews with Local Government Officials	
7.5	Interviews with Others	
8.0	ADDITIONAL SERVICES	
8.1	Asbestos-Containing Materials and Lead-Based Paint	
8.2	Radon	
9.0	FINDINGS AND CONCLUSIONS	24
		-

10.0	<b>RECOMME</b>	NDATIONS	26
11.0	DEVIATION		
		ATION AND SIGNATURE OF PREPARER	
APPE	NDIX A:	SITE VICINITY MAP	
<b>APPE</b>	NDIX B:	SITE PLAN	
<b>APPE</b>	NDIX C:	SITE PHOTOGRAPHS	
<b>APPE</b>	NDIX D:	HISTORICAL RESEARCH DOCUMENTATION	
		HISTORICAL AERIAL PHOTOGRAPHS	
		SANBORN FIRE INSURANCE MAP SEARCH	
		CITY DIRECTORY ABSTRACT	
		HISTORICAL TOPOGRAPHIC MAPS	
<b>APPE</b>	NDIX E:	OTHER REPORTS AND DOCUMENTS	
		REGULATORY RECORDS DOCUMENTATION	
		OTHER DOCUMENTS	
<b>APPE</b>	NDIX F:	REFERENCES	
<b>APPE</b>	NDIX G:	RESUME OF PREPARER	

#### 1.0 EXECUTIVE SUMMARY

AECOM Technology Corporation together with Coast 2 Coast Environmental, Inc. performed an environmental site assessment of the future Portola Hills project described by Tentative Tract Map #17300. The project area is located north of the intersection of Glenn Ranch and Saddleback Ranch Roads, in the City of Lake Forest, Orange County, California (the Property). A site reconnaissance of the Property was completed on November 3, 2010 by Mr. Robert Olsen of AECOM. The Property consists of approximately 100.2 acres of land which has undergone rough grading and has been improved with storm water drain pipes and a storm water detention basin. Otherwise, the Property is undeveloped land. The Property is not currently occupied.

Prior to grading activities which began in the late 1980s, the Property was historically undeveloped land in the foothills at the western base of the Cleveland National Forest. Aerial photographs indicated the Property and a wide area surrounding the Property may have been dry farmed in the 1930s through the 1950s but otherwise the Property and surrounding area did not appear to have been utilized prior to the late 1980s.

Dry farming has historically been an inexpensive method of farming which uses minimal amounts of hazardous materials such as chemical pesticides. Due to the significant grading which occurred on the Property in the late 1980s through the mid-1990s, it is not likely that pesticide residues are present in significant amounts, since the upper layer of soil was likely removed. Pesticides are usually confined to the upper few inches of soil where they were applied since they are not highly mobile in soil.

Based upon information obtained from our research and visual observations made during our site visit, we have reached the following conclusions:

 The subject Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-05, including the following:

United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)

State- and tribal-equivalent priorities list

U.S. EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) (including sites requiring no further action)

State- and tribal-equivalent CERCLIS

U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities

U.S. EPA RCRA Generators

U.S. EPA Emergency Response Notification System (ERNS)

Federal Institutional Control (IC) or Engineering Control (EC) Registries

#### PHASE I ENVIRONMENTAL SITE ASSESSMENT

Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

State- and tribal-equivalent IC and EC Registries
State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
State Registered Underground Storage Tank (UST) and tribal equivalent
State Solid Waste Information System (SWIS) and tribal equivalent
State and tribal Voluntary Cleanup Program (VCP) sites

State and tribal Brownfields sites

- One site within one-half (½) mile of the subject Property appears on one or more of the other lists provided by various government agencies. While the presence of this site in the vicinity of the Property may constitute an environmental risk to the subject Property, evidence was not found during the course of our assessment which indicated that the site has been adversely impacted by these properties nor that they represent an imminent threat to the Property.
- Our review of historical information sources did not indicate that the subject Property had been subjected to past activities that would represent a potential environmental threat or impact to the Property.
- Buildings were not found on the Property and therefore assessment of structures for asbestos and lead-based paint was not conducted.
- High voltage electrical transformers were not found on the subject Property.
- A review of statewide and federal radon studies did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.

Based upon our review of the information presented in the report, and our resulting conclusions, it is our opinion that further environmental assessment of this Property is not warranted at this time. Current or historical Recognized Environmental Conditions (RECs) pertaining to the Property were not identified.

#### 2.0 INTRODUCTION

#### 2.1 Purpose

The assessment of this subject Property was performed at the direction of Baldwin & Sons in conjunction with its efforts to exercise due diligence in evaluating this site with regard to environmental issues associated with past and/or present operations at the site or neighboring properties which may pose liability for the owners or lenders, and to bring Baldwin & Sons within the "safe harbor" from Superfund liability [Title 42 United States Code Section 9601 (35)]. This report was prepared to meet the requirements of ASTM Standard E 1527-05, which EPA has certified as meeting the requirements of the Federal Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

#### 2.2 Agreement

AECOM Technology Corporation and Coast 2 Coast Environmental, Inc. performed a Phase I Environmental Site Assessment of the subject Property, located north of the intersection of Glenn Ranch and Saddleback Ranch Roads in Lake Forest, Orange County, California. This assessment was performed under Coast 2 Coast's contract with Baldwin & Sons, at the direction of Mr. Stephen Haase, Senior Vice President. Coast 2 Coast's services were authorized by Mr. Haase on November 1, 2010. Coast 2 Coast completed a subcontract with AECOM to jointly assist in completing this project on November 10, 2010.

#### 2.3 Significant Assumptions

Significant assumptions concerning the Property were not made during this assessment except for the following:

Information supplied by others is assumed to be correct and accurate.

#### 2.4 Limitations and Exceptions

The conclusions and recommendations presented in this report are based upon reasonable visual inspection of the subject Property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during our effort and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report. AECOM is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

and Saddleback Ranch Road, Lake Forest, California

#### 2.5 Special Terms and Conditions

Special terms and conditions which limited access to reasonably ascertainable information concerning the Property were not required by Baldwin & Sons.

#### 2.6 Exceptions to ASTM Standard Practice E1527-05

Past owners and tenants were not interviewed.

#### 2.7 User Reliance

This report has been prepared on behalf of, and for the exclusive use of, Baldwin & Sons and USA Portola Properties, LLC. The contents of this report may not be relied upon by any party other than the aforementioned Clients without the express written consent of AECOM Technology Corporation.

#### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

Name/Address: Portola Hills – Tentative Tract #17300

North of the Intersection of Glenn Ranch and Saddleback Ranch Roads

Lake Forest, California 92679

County: Orange

Assessor Parcel Number: 606-321-(01,02,03,04,05,07,08,09), 606-331-(01,02,03,),

606-322-01, 606-161-(28,30,31)

Legal Description: The legal description is stated on a map entitled Vesting

Tentative Tract No. 17300 prepared by Hunsaker & Associates and dated September 15, 2010 which is included in Appendix

A and is incorporated here by reference.

Acreage: Approximately 100.2 acres

Current Owner: USA Portola Properties, LLC

#### 3.2 Site and Vicinity General Characteristics

#### 3.2.1 Site and Vicinity

The Site Location Map (Appendix A) depicts the geographic location and topographic characteristics of the Property. The Site Plan (Figure 2, Appendix B) depicts the general configuration of the Property as well as pertinent site observations. Ground-level photographs of the Property are included in Appendix C. Historical aerial photographs, as available, are included in Appendix D.

#### 3.2.2 Geology and Soils

The Property is located Section 5, Township 6 South, Range 7 West (San Bernardino baseline and meridian) on the El Toro, California 7.5 minute United States Geological Survey (USGS) Topographic Map, which was reviewed for surface hydrologic and topographic characteristics. The natural topography of the Property has been altered due to pre-development grading activities and includes both leveled areas and moderate to steeply sloping hills. The regional topographic gradient tends to the southwest. Site elevation ranges from approximately 930 feet to 1,270 feet above mean sea level (amsl). Hydraulic flow is generally in a downgradient direction, usually toward the nearest surface water body. Surface drainage across most of the Property is anticipated to flow to the south toward existing drainage improvements along Glenn Ranch Road and Saddleback Ranch Road.

Surface drainage on the eastern end of the Property is expected to flow toward Aliso Creek, located 500 feet east of the Property.

There are a variety of surface soils on the Property including areas of large areas of engineered artificial fill. Native soils are described beginning on Page A-5 of EDR's report in Appendix D and are not repeated here. These soils have a varied pH range and depending on the specific area of the Property the risk of corrosion to uncoated steel pipes is high.

Both the disturbed and undisturbed areas of the Property are primarily underlain by the late Miocene-age La Vida and Soquel Members of the Puente Formation. Specifically, the La Vida Member is described as interbedded siltstone, shale, claystone and sandstone beds. The Soquel Member is characterized as white to light yellowish brown, massively bedded, weakly to moderately cemented, fine-to coarse-grained sandstone. (Geocon, 2008)

#### 3.2.3 Surface and Groundwater Hydrology

Geocon's *Geotechnical Investigation* (Draft, March 19, 2008) stated that the Property is not within a groundwater basin. The Property is underlain by bedrock units that are not considered water bearing. During exploratory investigations in winter 2008, Geocon did not find a static groundwater table. However, Geocon said the Property might be expected to have perched groundwater in drainages during the rainy season. Based on this information it is estimated that perched groundwater flow follows the general topographic gradient to the south-southwest.

The flood plain zone for the Property is Zone X, an area of outside the 500-year flood plain.

Potable water is supplied to the area by the Irvine Ranch Water District (IRWD) which obtains approximately 65% of its water from the Orange County Groundwater Basin and the remaining 35% from imported surface sources. Coast 2 Coast reviewed the most recent water quality report published by IRWD which was published in 2010. The report indicates that the water supply met primary and secondary health-related standards established by the California Department of Health Services and the U.S. EPA.

#### 3.3 Use of the Property

Current Use: The Property consists of approximately 100.2 acres of land

which has undergone rough grading and has been improved with storm water drain pipes and a storm water detention basin. Otherwise, the Property is undeveloped land. The

Property is not currently occupied.

Past Uses: The Property was historically undeveloped land in the

foothills at the western base of the Cleveland National Forest. Aerial photographs indicated the Property and a wide area surrounding the Property may have been dry farmed between the 1930s and the 1950s but otherwise the Property and surrounding area did not appear to have been

utilized prior to the late 1980s.

Current Zoning: The Property is proposed to be developed with single-family

dwellings and two parks within the Portola Hills Planned

Community.

#### 3.4 Site Improvements

Buildings: Buildings were not observed on the Property.

Other Structures: Sheds, awnings and other secondary structures were not observed

on the Property.

Hardscaped Areas: Concrete drainage swales were observed in the center of the Property

but paved roads and other hardscaped areas were not observed.

Landscaped Areas: The Property is an irregularly-shaped area of land with an overall

east-west orientation which comprises approximately 100.2 acres. The Property was not landscaped. At the time of the assessment the vegetation included grass and native vegetation which had grown due to recent rains. The vegetation appeared to be in good condition and did not appear to be damaged or stressed in a manner which

could be attributable to the presence of contamination.

Water Retention Areas: A storm water detention basin was observed on the east end

of the Property. Pits, ponds, lagoons, swimming pools and

other water detention areas were not observed.

Roads: Saddleback Ranch Road separates the Property into two unequal portions

with the eastern part being larger than the western portion. The following

roads are adjacent to the borders of the Property:

South: Glenn Ranch Road and its intersection with Saddleback Ranch Road

#### 3.5 Current Use of Adjoining Properties

The present land usage of the adjacent properties was observed to assess their potential to adversely impact the Property. These visual observations were made "off-site" and did not involve entering the offsite facilities. The results of these observations are presented below:

- Area: Land usage in the general vicinity of the Property includes single-family dwellings and vacant land. These uses did not appear to pose an environmental hazard to the subject Property.
- North (hydraulically upgradient): The area adjoining the subject Property to the north consists of several residential subdivisions that were built between 1990 and 1996. No environmental concerns were evident.
- East (hydraulically crossgradient): The area adjoining the subject Property to the east is vacant land similar in appearance to the Property. No environmental concerns were evident.
- South (hydraulically downgradient): Glenn Ranch Road forms the southern border of the Property. The area adjoining the Property on the south side of the road includes the southern portion of Portola Center and includes an area of vacant land similar in appearance to the Property. No environmental concerns were evident.
- West (hydraulically crossgradient): Whiting Wilderness Park adjoins the western parcel on the west. The park consists of land in approximately its natural condition, similar to the Property. It also has a gravel-paved parking lot. No environmental concerns were evident.

#### 4.0 USER PROVIDED INFORMATION

#### 4.1 Title Records

A search for reasonably ascertainable environmental lien records and activity and use limitations (AULs) for the Property was conducted by subcontractor, National Environmental Title Research of Tempe, Arizona (NETR), on behalf of Baldwin & Sons for this assessment. NETR prepared an Environmental Lien Search Report which included in Appendix E. NETR reported that it did not find environmental liens or AULs on the Property. NETR included the most recent grant deeds for the 16 assessor parcels which comprise the Property. The deeds list USA Portola Properties, LLC as the current owner of the Property.

#### 4.2 Specialized Knowledge

Mr. Stephen Haase, Senior Vice President, and Mr. Manjeet Ranu, Senior Project Planner, with Baldwin & Sons, were not aware of issues and events of further environmental concern on the Property.

#### 4.3 Commonly Known Information

No commonly known information regarding the site was provided.

#### 4.4 Valuation Reduction for Environmental Issues

Messrs. Haase and Ranu were not aware of environmental issues which may have affected the value of the Property.

#### 4.5 Owner, Property Manager, and Occupant Information

The Owner of the Property, USA Portola Properties, LLC, first acquired title 1998 and relinquished it in 1999 and reacquired title in 2000.

The Property Manager is Baldwin & Sons.

The Property is not currently occupied.

#### 4.6 Reason for Performing Assessment

This Phase I Environmental Site Assessment was performed as part of an environmental hazards study required by the City of Lake Forest Planning Department.

#### 4.7 Previous Assessments and Reports

Specific previous environmental assessments and investigations of the Property were not found during this assessment. A copy of Section 3.7 Hazards and Hazardous Materials from the Lake Forest Opportunities Study Program Draft Environmental Impact Report (EIR) prepared by EIP Associates and dated January 31, 2006 was obtained from the City of Lake Forest website (refer to Appendix F for website link). The Property was included in the study area for this EIR. While several potential impacts were discussed in the EIR, issues of recognized environmental concern were not found for the Property and the surrounding area.

#### 5.0 REGULATORY RECORDS REVIEW

#### 5.1 ASTM E 1527-05 Standard Records and Additional Environmental Records

AECOM reviewed a search of environmental records conducted by Environmental Data Resources, Inc. (EDR). A copy of EDR's report is located in Appendix E. The following environmental regulatory databases were reviewed as specified for the subject Property and adjacent and nearby properties:

Database Reviewed	Responsible Agency	Search Radius (miles)
Federal ASTM Standard Databases		
Federal National Priorities List (NPL), Proposed NPL, Delisted NPL, NPL Areas of Concern, NPL Recovery	U.S. Environmental Protection Agency (EPA)	1.0
Federal Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS)	U.S. EPA	0.5
CERCLIS - NFRAP (No Further Remedial Action Planned)	U.S. EPA	0.25
Federal Corrective Action Report (CORRACTS)	U.S. EPA	1.0
Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSD) Facilities List	U.S. EPA	0.5
Federal RCRA Generators List (RCRA – SQG, RCRA – LQG)	U.S. EPA	0.25
Emergency Response Notification System (ERNS)	U.S. EPA	Subject Property
State of California ASTM Standard Databases		
Annual Work Plan (AWP) Sites	California Environmental Protection Agency (CalEPA)	1.0
Abandoned Sites Program (Cal-Sites)	CalEPA Department of Toxic Substances Control (DTSC)	0.5
Hazardous Material Incident Report System (CHMIRS)	Office of Emergency Services	Subject Property
Cortese List (Combined Report List for Leaking USTs, Solid Waste Landfills [SWLs] and CalSites; inactive)	CalEPA and Office of Emergency Services	0.5
State Proposition 65 (LUST only)	SWRCB	1.0
Toxic Pits Cleanup Act Sites	SWRCB	1.0
State Solid Waste Information System (Landfills/SWIS)	State Integrated Waste Management Board (IWMB)	0.5
State Waste Management Unit Database (WMUDS), Solid Waste Assessment Test (SWAT)	SWRCB	0.5 (SWLs and SWAT)
State Leaking Underground Storage Tanks (LUST)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB)	0.5

#### PHASE I ENVIRONMENTAL SITE ASSESSMENT Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

Database Reviewed	Responsible Agency	Search Radius (miles)
State Bond Expenditure Plan (BEP)	California Department of Health Services (DHS)	1.0
Underground Storage Tanks (USTs), Historical USTs, Facility Index Database (FID) USTs, Sweeps USTs	SWRCB	0.25
Voluntary Cleanup Program (VCP) Properties	CalEPA DTSC	0.5
Indian Lands UST, Indian Lands LUST, Indian Reservations	U.S. EPA Region IX	0.25, 0.5, 1.0
State Waste Recycling Facilities (SWRCY)	Dept. of Conservation	0.5
Federal ASTM Supplemental Databases		
Federal Superfund Consent Decrees (CONSENT)	U.S. EPA	1.0
Federal Records of Decision (ROD)	NTIS	1.0
Federal Facility Index System (FINDS)	U.S. EPA/NTIS	Subject Property
Federal Hazardous Materials Spill Incidents (HMIRS)	U.S. Department of Transportation (DOT)	Subject Property
Federal Material Licensing Tracking System (MLTS) for Radioactive Materials	Nuclear Regulatory Commission	Subject Property
Federal Mines Master Index File (MINES)	U.S. Department of Labor, Mine Safety and Health Administration	0.25
Federal Superfund Liens	U.S. EPA	Subject Property
Federal PCB Activity Database (PADS)	U.S. EPA	Subject Property
Uranium Mill Tailings (UMTRA)	E.S. EPA	0.5
Federal Engineering Controls	U.S. EPA	0.5
ODI (Open Dump Inventory	U.S. EPA	0.5
FUDS (Formerly Used Defense Sites	U.S. Army Corps of Engineers	1.0
Federal Department of Defense Sites (DOD)	U.S. Geological Survey	1.0
Federal RCRA Administrative Action Tracking System (RAATS)	U.S. EPA	Subject Property
Federal Toxic Release Inventory System (TRIS)	U.S. EPA/NTIS	Subject Property
Federal Toxic Substances Control Act (TSCA) Chemical Substance Inventory Control List	U.S. EPA/NTIS	Subject Property
Federal Section 7 Tracking Systems (SSTS) for	Section 7 of the Federal	Subject
Registered Pesticide-Producing Establishments	Insecticide, Fungicide and Rodenticide Act (FIFRA)	Site
FIFRA/TSCA Tracking System (FTTS) for Administrative Cases and Pesticide Enforcement Actions and Compliance Activities Related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act)	U.S. EPA Office of Prevention, Pesticides and Toxic Substances	Subject Property
State and Local ASTM Supplemental Databases	1	_
State Aboveground Petroleum Storage Tanks (ASTs)	SWRCB	Subject Property
State Drycleaner Facilities with Waste Generator Identification Numbers (Cleaners)	CalEPA DTSC	0.25

## PHASE I ENVIRONMENTAL SITE ASSESSMENT Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

Database Reviewed	Responsible Agency	Search Radius (miles)
State Waste Discharge System (WDS)	SWRCB	Subject Property
State List of Deed Restrictions (DEED)	CalEPA DTSC	Subject Property
State Properties Needing Further Evaluation (NFE)	CalEPA DTSC	Adjacent Properties
State School Property Evaluation Program (SCH)	CalEPA DTSC	Adjacent Properties
Well Investigation Program (WIP)	RWQCB	0.25
Air Emissions Permits (EMI)	AQMD	Subject Property
State Unconfirmed Properties Referred to Another Agency (REF)	CalEPA DTSC	Adjacent Properties
State No Further Action Properties (NFA)	CalEPA DTSC	Adjacent Properties
State Toxic Leak Site Investigations (SLIC)	RWQCB	0.5
State Hazardous Waste Information System (HazNet) for Waste Generators	CalEPA	Adjacent Properties
County Hazardous Materials Sites (HMS)	County Agency	Subject Property
County Site Mitigation	County Agency	Subject Property
Tribal Records		
Indian Reservations	U.S. Geological Survey	1.0
Indian Leaking Underground Storage Tanks	U.S. EPA	0.5
Indian Underground Storage Tanks	U.S. EPA	0.25
Brownfields Databases		
U.S. Brownfields	U.S. EPA	0.5
U.S. Institutional Controls	U.S. EPA	0.5
EDR Proprietary Historical Databases		
Gas Stations and Dry Cleaners	EDR	0.25
Coal Gas Manufacturing Plants	EDR	1.0

The subject Property and adjoining sites were not found within the search radii for the databases reviewed. EDR depicted one site as being on the Property, but this site appears to have been improperly geocoded and is actually located more than ½ mile north of the Property. The other listed site is more than ¼ mile away and is not hydraulically upgradient of the Property.

None of the "orphan" (unmappable) sites included in the regulatory database search appeared to be in the vicinity of the Property.

#### 5.2 Agency Information

The Certified Unified Program Agency (CUPA) for the Property is the Orange County Health Care Agency. The CUPA is responsible for enforcement and monitoring of various environmental programs. An address is required to search CUPA files. As this Property has not been developed, an address was not available. However, EDR's database presented in Section 5.1 and included in Appendix E did not indicate that there may be facilities on or near the Property that might have required remediation.

Similarly, the Orange County Fire Authority's (OCFA) main concern with the Property area is fire prevention. Information was not found concerning hazardous materials storage on the Property that may require a permit from the OCFA.

#### 5.3 Historical Land Use Information on the Property and Adjoining Sites

A search of selected and readily available historical records was performed and interviews conducted with people having knowledge of the Property's history, in an effort to find if past use of the Property or activities conducted on or in the vicinity of the Property could have adversely impacted the Property. The historical records used in this investigation, along with our findings, are presented below.

#### 5.3.1 Sources

Historical sources were found which provided information for years between 1842 to the present:

Business and Street Directories: Due to a lack of street addresses for the Property, a search of city directories could not be completed for the Property.

Building Permits: The City of Lake Forest was incorporated in 1991. Since structures were not observed on the Property and there are currently no specific street addresses for the Property, permits were not reviewed.

Aerial Photographs: Aerial photographs for the years 1938, 1946, 1953, 1968, 1977, 1990, 1994, 2002 and 2005 were provided by EDR. A 1974 orthophotoquad was reviewed in-house. 1996, 2005 and 2008 aerial photographs were obtained from Terraserver.com. These aerial photographs are presented in Appendix D.

Fire Insurance Maps: EDR-Sanborn, which has the largest collection of historical Sanborn maps in the nation, had no coverage of the area of the Property.

Historical Topographic Maps: Historical Topographic Maps: Coast 2 Coast reviewed historical topographic maps for the years 1901, 1902, 1968, 1978, 1981, 1982 and 1997 provided by EDR. The maps are presented in Appendix D.

Chain-of-Title/Assessor Records: Assessor information for the Property, available on First American Title Company's FastWeb database, was reviewed.

The most recent grant deeds for the Property were included with NETR's report (see Section 4.1).

Internet Resources: Coast 2 Coast reviewed the Orange County Almanac available at www.ocalmanaac.com/History and a history of Whiting Ranch Wilderness Park at www.ocparks.com/whtingranch/default.asp?Show=History.

Interviews: Coast 2 Coast interviewed Mr. Stephen Haase, Senior Vice President of Baldwin & Sons.

#### 5.3.2 Chronology

Prior to 1940: Historically, the Property was part of the 10,668 acre Rancho Canada de Los Alisos, a Mexican land grant given to Jose Serrano in 1842. Mr. Serrano used the rancho to raise crops such as corn, beans and watermelons but his main trade was selling the hides and tallow from cattle. A drought in the early 1860s caused the death of the cattle herd and the Serrano family lost the rancho when it was foreclosed upon. Los Angeles banker J.S. Slauson and Associates bought the rancho. In 1884, most of the rancho's original acreage was sold to Mr. Dwight Whiting, a Bostonian for whom the nearby wilderness park is named. Mr. Whiting is generally responsible for the beginning of the communities of Lake Forest and El Toro though he originally called this developed area Aliso City.

1901 and 1902 topographic maps depicted the borders of the rancho but did not depict structures on the Property. The maps also depicted what appeared to be the current alignments for Aliso Creek and El Toro Road (then known as Los Alisos Avenue) east of the Property. While the maps were of too small a scale to provide much detail of the Property they also did not depict features of environmental concern such as wells and mining pits in the vicinity of the Property.

A 1938 aerial photograph depicted the Property and surrounding land as relatively inaccessible foothill terrain which was undeveloped but appeared to have been recently dry farmed. (Dry farming is an inexpensive method of farming which uses minimal materials, such as chemical pesticides, and therefore pesticide use on the Property was likely to have been minimal.) El Toro Road and Aliso Creek were visible to the east of the Property. Evidence of hazardous materials use on the Property, other than possibly some minimal pesticide use, was not found.

1940: Mr. Whiting is reported to have continued to own the land that included the Property during this period. A 1942 topographic map depicted the addition of a high-tension power line west of the Property which still currently exists. The map was of too small a scale to provide much detail of the Property, except that it did show a seasonal creek passing between the Property roughly following the alignment of the current Saddleback Ranch Road. The map also did not depict

## PHASE I ENVIRONMENTAL SITE ASSESSMENT Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

features of environmental concern such as wells and mining pits in the vicinity of the Property. Evidence of hazardous materials use on the Property was not found.

1945: Mr. Whiting is reported to have continued to own the land that included the Property during this period. A 1946 aerial photograph did not depict significant changes to the Property compared to the 1938 map. The Property continued to appear as undeveloped land. Dry farming was not evident in this photograph. Evidence of hazardous materials use on the Property was not found.

1950: Mr. Whiting is reported to have continued to own the land that included the Property during this period. A 1952 aerial photograph was similar to the 1938 photograph in that it again depicted the Property and surrounding land as possibly having been dry farmed. Evidence of hazardous materials use on the Property, other than possibly some minimal pesticide use, was not found.

1955: In 1959 Mr. Whiting is reported to have sold the land that included the Property to V. P. Parking & Associates. Evidence of hazardous materials use on the Property was not found.

1960: A specific historical resource was not found for this period; however, this data gap did not appear to be significant based on the use of the Property in the surrounding periods. Evidence of hazardous materials use on the Property was not found.

1965: A 1968 topographic map did not depict the Property as being utilized for agricultural purposes, though sites near the Property were noted as being cultivated for agricultural purposes. The topographic map continued to depict an unnamed seasonal creek passing through the Property and roughly following the alignment of the current Saddleback Ranch Road. The map did not depict structures on the Property nor features of environmental concern such as wells and mining pits on or near the Property. Los Alisos Avenue was not depicted as El Toro Road on the map.

A 1968 aerial photograph depicted the Property as undeveloped foothill land which was still generally inaccessible with only one narrow dirt road passing through the west end of the Property. Evidence of hazardous materials use on the Property was not found.

1970: A 1974 orthophotoquad did not depict significant changes to the Property compared to the 1968 photograph. Evidence of hazardous materials use on the Property was not found.

1975: A 1977 aerial photograph did not depict changes to the Property compared to the 1968 and 1974 photographs and continued to depict the Property as undeveloped foothill land which was still relatively inaccessible. A 1978

topographic map did not depict changes to the Property compared to the 1968 map. The map did not depict structures or agricultural cultivation on the Property nor features of environmental concern such as wells and mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found.

1980: 1981 and 1982 topographic maps continued to depict the Property as undeveloped foothill land with an unnamed seasonal drainage passing through the middle of the Property. The maps did not depict structures on the Property nor features of environmental concern such as wells and mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found.

1985: Geocon reported in its 2008 Geotechnical Investigation for Portola Center that development of Glenn Ranch Road along the southern border of the Property began in the late 1980s. Grading operations to develop the road included filling several large drainages, cutting ridgelines, and constructing cut and fill slopes to the north and south of Glenn Ranch Road (the Property lies to the north of the road), installation of drainage structures, and other improvements to complete the road. A 1989 aerial photograph depicted massive grading of the area including along the alignment of Glenn Ranch Road to the south and Saddleback Ranch Road through the center of the Property. Evidence of hazardous materials use on the Property was not found.

1990: Geocon also reported that additional grading occurred on the Property in the 1990s. A 1994 aerial photograph showed that major grading of the Property had occurred and included the completion of the sheet graded pads which currently exist on the Property. The photograph also showed that Saddleback Ranch Road had been paved but that Glenn Ranch Road was still not paved. A storm water retention basin was visible in the southeast portion of the Property. Evidence of hazardous materials use on the Property was not found.

1995: A 1996 aerial photograph depicted Glenn Ranch Road as having been extended west and paved so that it connected the Property and surrounding area with the greater City of Lake Forest community. The Property did not appear significantly different from the 1994 photograph except that the vegetation in the formerly exposed graded areas had become denser. North of the Property, the single-family dwellings which currently exist had been completed.

A 1997 topographic map depicted the Saddleback Ranch Road and Glenn Ranch Road alignments adjoining the Property but the original elevation contours had not been updated to reflect the current conditions on the Property. The map continued to depict the Property as undeveloped foothill land with the community of Portola Hills having been completed to the north. The map did not depict structures on the Property nor features of environmental concern such as wells and mining pits on or near the Property.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

On May 22, 1997, the 15 assessor parcels which currently comprise the Property were granted to the current owner, USA Petroleum Properties, LLC, a former name for USA Portola Properties, LLC.

An August 1999 aerial photograph more clearly depicted the sheet pads on the Property, possibly because they had been tilled and cleared of vegetation. Otherwise the Property appeared unchanged from the 1996 photograph. North of the Property, the apartments which currently adjoin the Property on the east side of Saddleback Ranch Road had been constructed. Currently, all sites adjoining the Property do not appear to have been developed further than how they appeared in this 1999 photograph. Evidence of hazardous materials use on the Property was not found.

2000: A 2002 aerial photograph did not depict significant changes to the Property and adjoining sites compared to the 1999 aerial photograph. Evidence of hazardous materials use on the Property was not found.

2005: 2005 and 2009 aerial photographs did not depict significant changes to the Property and adjoining sites compared to the 1999 and 2002 aerial photographs. The Property continued to appear as undeveloped and covered with weeds, wild grasses and native vegetation. Evidence of hazardous materials use on the Property was not found.

#### 6.0 SITE RECONNAISSANCE

#### 6.1 Methodology and Limiting Conditions

During the site reconnaissance an emphasis is placed on viewing areas where activities likely to use and generate hazardous materials occur such as maintenance and repair areas, boiler rooms and manufacturing areas. For a developed Property, the site reconnaissance typically begins with a guided tour of the interior of the buildings on the Property. If present, accessible common areas and a representative sample of tenant (occupant) spaces are also viewed. The site reconnaissance continues by touring the exterior of the Property buildings and viewing the interior of any secondary structures such as sheds.

For an undeveloped Property, the site reconnaissance focuses on walking or driving along the main roads and foot paths surrounding or within the Property in order to view as much of the Property as is readily accessible. The site reconnaissance is completed by viewing the Property from all adjacent public thoroughfares and commercial properties (where possible).

During the current assessment, limitations were not placed on Property access.

#### 6.2 General Site Setting

The Property is located in a partially developed, hilly area at the northeastern edge of the City of Lake Forest. Several relatively new subdivisions with single-family dwellings are located to the north (uphill). To the south (downhill, across Glenn Ranch Road) is vacant land similar in condition and appearance to the subject Property, with light-industrial buildings beyond.

#### 6.3 Site Inspection

On November 3, 2010, Robert Olsen of AECOM conducted a site reconnaissance of the Property to find if current usage or activities on the Property have created, or have the potential to create, an environmental impairment to the Property. A representative for the Property owner was not present during the site reconnaissance. The results of the site reconnaissance are presented below.

Land:

The Property is an irregularly-shaped area of land with an overall east-west orientation which comprises approximately 100.2 acres. Saddleback Ranch Road separates the two parts of the Property and divides them into unequal portions with the eastern part being larger.

#### **Site Improvements:**

Buildings & Improvements: Buildings were not present on the Property. Evidence of

development on the Property consisted of several roughgraded sheet pads that had been created in the mid-1990s;

#### PHASE I ENVIRONMENTAL SITE ASSESSMENT

Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

concrete-lined drains and ditches for runoff and erosion control; and a detention basin at the southeastern corner of the

site.

Driveways and

Parking Areas: Paved areas were not observed on the Property.

Water Retention Areas: A storm water detention basin is located at the southeast

corner of the eastern part of the site. It receives runoff from the north. A spillway on the south side of the basin drains to a ditch

and culvert along Glenn Ranch Road.

#### **Utilities**:

Utilities were not observed on the Property though it is known that the following agencies or businesses provide utility services to the Property area:

Electric power: Southern California Edison

Gas: Southern California Gas Company

Potable Water: Irvine Ranch Water District Sewage: Irvine Ranch Water District

Trash Collection: City of Lake Forest contracts with Waste Management for both

residential and commercial development.

Hazardous Waste Disposal: The Property does not currently generate hazardous

waste requiring disposal.

Pesticide Control: The Property does not use regularly scheduled pesticide control

services.

Septic Systems and Wells: Septic systems and water wells were not observed on the

Property. The Property owner was not aware that a septic

system or water well had served the Property in the past.

Heating & Cooling Systems: Heating and cooling systems were not observed on the

Property.

#### **Current Use:**

The subject Property is currently undeveloped and unoccupied. Approximately 40% of the Property consists of undisturbed land in its natural condition and covered with native grasses and brush. The other 60% consists of flat sheet pads that were rough-graded in the mid-1990s, and a series of concrete-lined drainage ditches that serve to prevent erosion of the exposed slopes. All of the graded areas have experienced regrowth of vegetation, but are distinguishable by their flat topography and generally lesser vegetative cover.

A detention basin is present at the southeast corner of the east parcel, adjacent to Glenn Ranch Road. The spillway for the basin is adjacent to the road. The hilly area north of the

Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

basin (topographically higher) included a flattened bedrock outcrop that appeared to be a possible borrow area or excavation where soil and rock for the road and basin dam had been obtained.

Other than a minimal amount of windblown trash and debris such as bottles, aluminum cans and paper, trash or indications of dumping of hazardous or nonhazardous materials on the Property were not observed.

#### Oil and Gas Pipelines and Wells

Map W1-4 prepared by the State of California Division of Oil, Gas and Geothermal Resources and EDR's report depicted one oil well within a one-mile radius of the Property. The well known as Glenn Ranch 2 Well #1 is located ¼ mile southwest and downgradient of the Property. Map W1-4 indicated the well has been plugged and abandoned.

#### Stained Soil:

Visual observations were made of the soil to find discolorations or surface staining which could be indicative of contaminant discharge. Soil stains were not observed on the subject Property.

#### **Stored Hazardous Materials:**

Hazardous materials were not observed on the subject Property.

#### **Permits and Registrations**

Environmentally-related permits from the Orange County Health Care Agency or the Orange County Fire Authority were not found for the Property.

#### **Storm Drains:**

In the 1990s, concrete-lined drains and ditches for runoff and erosion control and a detention basin at the southeastern corner of the site were constructed.

#### **Surface Anomalies/Depressions:**

Visual observations were also made to find the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, waste dump sites, leach fields or other subsurface activities.

Surface anomalies and depressions (other than the detention basin) were not observed on the subject Property.

#### **Surface Drainage on Site:**

Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

Based upon site surface and improvement characteristics observed during our on-site inspection of the Property, surface drainage at the subject Property would flow to the south toward Glenn Ranch Road, and then farther south through culverts under the road. At the time of the inspection it did not appear that the subject Property would be subject to wetlands restrictions.

#### **Surface Drainage Obstructions:**

The Property is not protected from surface run-off from the residential area to the north (uphill), but a series of concrete-lined ditches prevents excess erosion during periods of heavy rain.

#### **Transformers:**

Transformers were not observed on the subject Property.

#### **Underground and Aboveground Storage Tanks:**

Underground and above ground storage tanks were not observed on the subject Property.

#### Vegetation:

Visual observations were made of the vegetation on the subject Property in an effort to find evidence of damage that could be related to the presence of localized soil or water contamination. Vegetation on the subject Property consisted of native grasses and brush. The vegetation did not appear to be damaged or stressed in a manner which could be attributable to the presence of contamination.

#### **Waste Disposal:**

Nonhazardous and hazardous waste were not observed on the subject Property.

#### **General Condition of the Site:**

The site was observed to be vacant land in rough-graded or natural condition.

#### **Current On-Site Activities That Represent A Potential Environmental Hazard:**

On-site activities observed during our assessment of the subject Property did not appear to represent an environmental hazard to the site.

#### 7.0 INTERVIEWS

#### 7.1 Interview with Owner

Marybeth Norgren of Coast 2 Coast Environmental and Robert Olsen with AECOM sent by email to Mr. Stephen Haase, Senior Vice President of Baldwin & Sons an owner questionnaire. The owner questionnaire was returned by email on November 18, 2010 and had been completed by Mr. Manjeet Ranu, Senior Project Planner with Baldwin & Sons. Baldwin & Sons is a separate development company also owned by the same controlling interests as USA Portola Properties, LLC. Mr. Ranu was not aware of issues or events of environmental concern associated with the Property.

A copy of the completed questionnaire is included in Appendix E – Other Documents.

#### 7.2 Interview with Site Manager

Refer to Section 7.1.

#### 7.3 Interviews with Occupants

The subject Property is not currently occupied.

#### 7.4 Interviews with Local Government Officials

The Certified Unified Program Agency (CUPA) for the Property is the Orange County Health Care Agency. The CUPA is responsible for enforcement and monitoring of various environmental programs. An address is required to search CUPA files. As this Property has not been developed and address was not available. However, EDR's database presented in Section 5.1 and 5.2 and included in Appendix E did not indicate that there may be facilities on or near the Property that might have required remediation.

Similarly, the Orange County Fire Authority's (OCFA) main concern with this area is fire prevention. Information was not found concerning hazardous materials storage on the Property that may require a permit from the OCFA.Contacts with local government officials consisted of routine information requests.

#### 7.5 Interviews with Others

Other individuals with knowledge of the Property were not found during this assessment.

#### 8.0 ADDITIONAL SERVICES

#### 8.1 Asbestos-Containing Materials and Lead-Based Paint

Since the Property was not developed with structures, a visual inspection for asbestos and lead-based paint concerns was not conducted during this assessment.

#### 8.2 Radon

Radon is a colorless, odorless gas that can seep into structures from the ground. It is a leading cause of lung cancer. The USEPA has a recommended action level of 4 picoCuries per liter (pCi/L) of air. The USEPA classes Orange County as Zone 3, indicating that the average indoor radon activity is not expected to exceed 2 pCi/L.

Existing radon testing data for the Property area is summarized in EDR's report which is included in Appendix E. Within the zip code of 92679, 100 homes have been tested as part of a State study and "zero" were reported to have a radon concentration of greater than 4.0 picocuries/liter (pCi/L). Within Orange County, 30 homes were tested as part of a federal study and the average radon concentration was reported to be 0.763 pCi/L on the first floor of the living area. Therefore, it is not anticipated that radon poses a significant environmental threat to the Property

#### 9.0 FINDINGS AND CONCLUSIONS

Based upon our review of the information obtained during the course of our environmental assessment of this Property and herein presented, we have formed the following opinions:

 The subject Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-05, including the following:

United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)

State- and tribal-equivalent priorities list

U.S. EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) (including sites requiring no further action)

State- and tribal-equivalent CERCLIS

U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities

U.S. EPA RCRA Generators

U.S. EPA Emergency Response Notification System (ERNS)

Federal Institutional Control (IC) or Engineering Control (EC) Registries

State- and tribal-equivalent IC and EC Registries

State Leaking Underground Storage Tank Program (LUST) and tribal equivalent

State Registered Underground Storage Tank (UST) and tribal equivalent

State Solid Waste Information System (SWIS) and tribal equivalent

State and tribal Voluntary Cleanup Program (VCP) sites

State and tribal Brownfields sites

- One site within one-half (½) mile of the subject Property appears on one or more of the
  other lists provided by various government agencies. While the presence of this site in
  the vicinity of the Property may constitute an environmental risk to the subject Property,
  evidence was not found during the course of our assessment which indicated that the
  site has been adversely impacted by these properties nor that they represent an
  imminent threat to the Property.
- Our review of historical information sources did not indicate that the subject Property had been subjected to past activities that would represent a potential environmental threat or impact to the Property.
- Buildings were not found on the Property and therefore assessment of structures for asbestos and lead-based paint was not conducted.
- High voltage electrical transformers were not found on the subject Property.
- A review of statewide and federal radon studies did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

• We have performed a Phase I Environmental Site Assessment of the future Portola Hills project described by Tentative Tract Map #17300, located north of the intersection of Glenn Ranch and Saddleback Ranch Roads, Lake Forest, Orange County, California, in conformance with the scope and limitations of ASTM Standard E 1527-05. Exceptions to, or deletions from, the standard practice are described in Section 11.0 of this report. This assessment did not reveal evidence of Recognized Environmental Conditions or other potential environmental concerns in connection with the subject Property.

#### PHASE I ENVIRONMENTAL SITE ASSESSMENT Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

#### 10.0 RECOMMENDATIONS

Based upon our review of the information presented in the report, and our resulting conclusions, it is our opinion that further environmental assessment of this Property is not warranted at this time.

#### PHASE I ENVIRONMENTAL SITE ASSESSMENT Portola Hills – Tentative Tract #17300, North of the Intersection of Glenn Ranch Road and Saddleback Ranch Road, Lake Forest, California

#### 11.0 DEVIATIONS

Exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment did not reveal evidence of recognized environmental conditions in connection with the Property.

#### 12.0 CERTIFICATION AND SIGNATURE OF PREPARER

This report has been prepared by the staff of AECOM Technology Corporation for USA Portola Properties, LLC and Baldwin & Sons under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither AECOM, nor any staff member assigned to his investigation, has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The investigation was prepared for the use and benefit of USA Portola Properties, LLC and Baldwin & Sons, their successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by USA Portola Properties, LLC and Baldwin & Sons. Neither this report, nor any information contained herein, shall be used or relied upon for any purpose by any other person or entity without the express written permission of USA Portola Properties, LLC, Baldwin & Sons and AECOM.

It should be recognized that this report is limited in the sense that conclusions are drawn on the basis of surficial observations and reasonably obtainable data. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property; all appropriate inquiry does not mean an exhaustive assessment of a clean property (ASTM E 1527-05, Sec. 4.5.1-4.5.2). Under special conditions existing contamination can escape detection using these methods. Also, the passage of time may result in changed conditions that would supersede the data presented in this report.

We, Robert Olsen and Marybeth Norgren, declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. Our resumes are included in Appendix G. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in accordance with the standards and practices set forth in ASTM Standard E 1527-05.

Submitted:

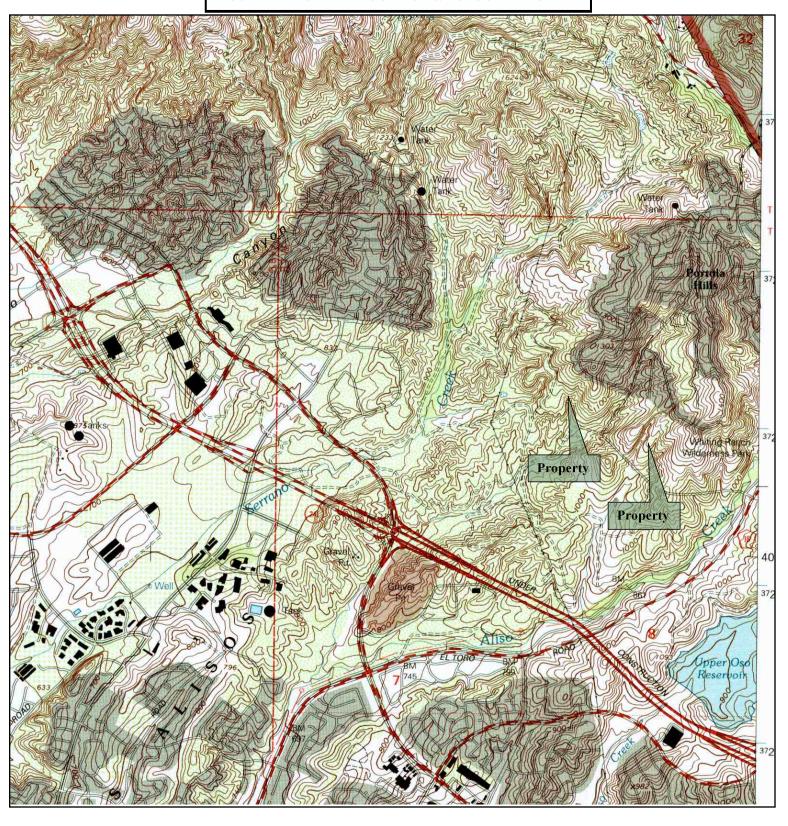
Robert R. Olsen, R.G., R.E.A. II Senior Geologist

Marybeth Norgren, R.E.A. I Project Manager

Wayboth Vorgres

# APPENDIX A SITE VICINITY MAPS

#### FIGURE 1 - PROPERTY LOCATION & TOPOGRAPHIC MAP





TARGET QUAD
NAME: EL TORO

MAP YEAR: 1997

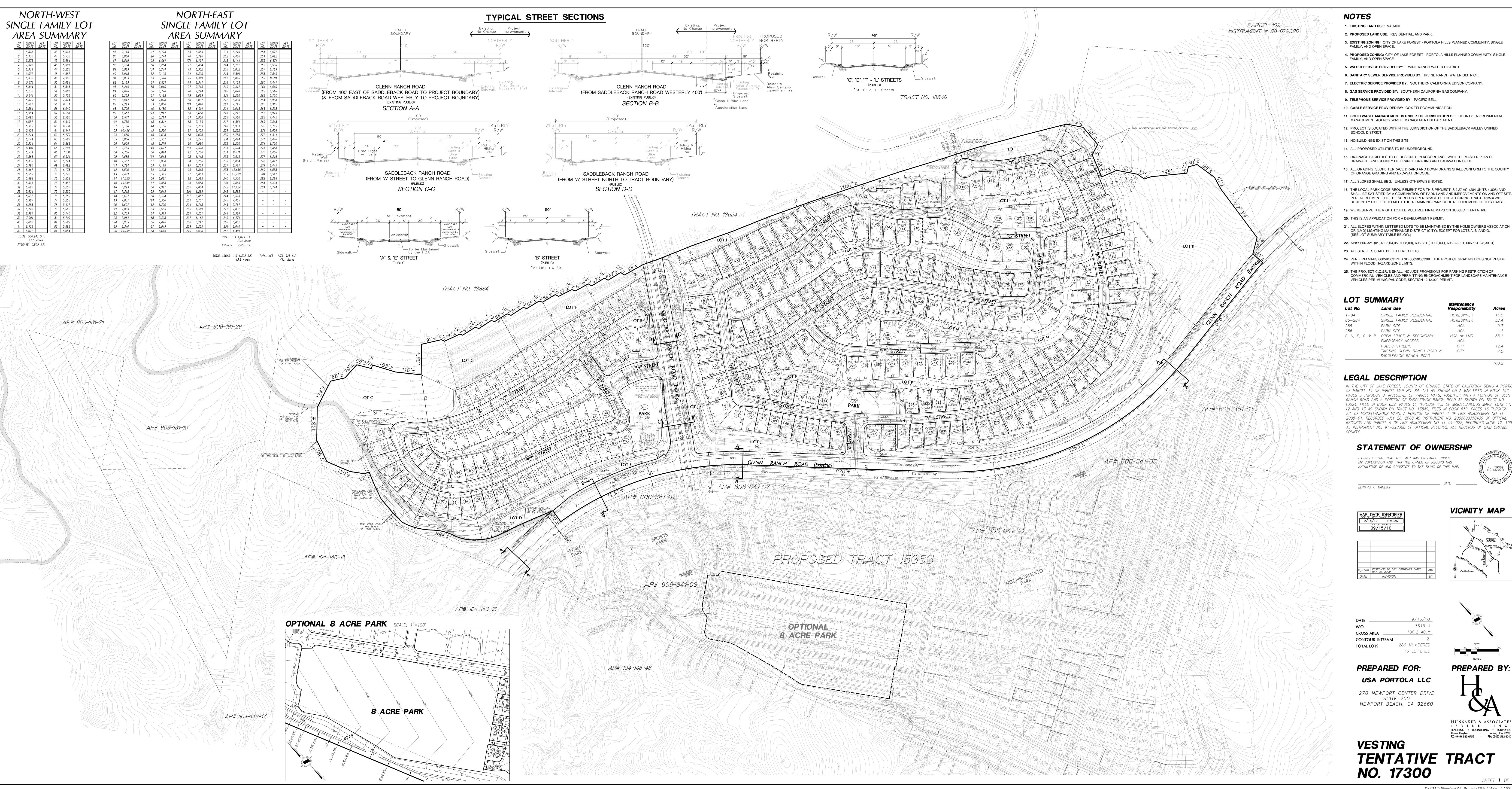
SERIES: 7.5 SCALE: 1:24000 SITE NAME: Tentative Tract 17300

ADDRESS: NWC and NEC Saddleback Ranch

Road/Glenn Ranch Road

Lake Forest, CA 92679 LAT/LONG: 33.6742 / -117.6363 CLIENT: Coast 2 Coast Env.
CONTACT: Marybeth Norgren
INQUIRY#: 2905958.4

RESEARCH DATE: 10/28/2010



1. EXISTING LAND USE: VACANT.

2. PROPOSED LAND USE: RESIDENTIAL, AND PARK.

3. EXISTING ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY, SINGLE FAMILY, AND OPEN SPACE.

4. PROPOSED ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY, SINGLE

FAMILY, AND OPEN SPACE.

5. WATER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.

6. SANITARY SEWER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.

7. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY.

9. TELEPHONE SERVICE PROVIDED BY: PACIFIC BELL.

10. CABLE SERVICE PROVIDED BY: COX TELECOMMUNICATION.

12. PROJECT IS LOCATED WITHIN THE JURISDICTION OF THE SADDLEBACK VALLEY UNIFIED

13. NO BUILDINGS EXIST ON THIS SITE.

**14.** ALL PROPOSED UTILITIES TO BE UNDERGROUND.

15. DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE MASTER PLAN OF

DRAINAGE, AND COUNTY OF ORANGE GRADING AND EXCAVATION CODE.

16. ALL GRADING, SLOPE TERRACE DRAINS AND DOWN DRAINS SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE.

17. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED. 18. THE LOCAL PARK CODE REQUIREMENT FOR THIS PROJECT IS 2.27 AC. (284 UNITS x .008) AND

BE JOINTLY UTILIZED TO MEET THE REMAINING PARK CODE REQUIREMENT OF THIS TRACT.

19. WE RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS ON SUBJECT TENTATIVE.

20. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

21. ALL SLOPES WITHIN LETTERED LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR (LMD) LIGHTING MAINTENANCE DISTRICT (CITY), EXCEPT FOR LOTS A, B, AND O.

**22.** AP#'s 606-321-(01,02,03,04,05,07,08,09), 606-331-(01,02,03,), 606-322-01, 606-161-(28,30,31)

23. ALL STREETS SHALL BE LETTERED LOTS.

24. PER FIRM MAPS 06059C0317H AND 06059C0336H. THE PROJECT GRADING DOES NOT RESIDE

WITHIN FLOOD HAZARD ZONE LIMITS. 25. THE PROJECT C.C.&R.'S SHALL INCLUDE PROVISIONS FOR PARKING RESTRICTION OF

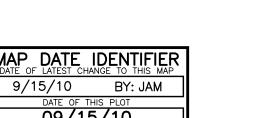
COMMERCIAL VEHICLES AND PERMITTING ENCROACHMENT FOR LANDSCAPE MAINTENANCE VEHICLES PER MUNICIPAL CODE, SECTION 12.12.020-PERMIT.

Lot No.	Land Use	Responsibility	Acres
1-84	SINGLE FAMILY RESIDENTIAL	HOMEOWNER	11.5
85-284	SINGLE FAMILY RESIDENTIAL	HOMEOWNER	32.4
285	PARK SITE	HOA	0.7
286	PARK SITE	HOA	1.1
C-N, P, Q & R	OPEN SPACE & SECONDARY	HOA or LMD	35.1
	EMERGENCY ACCESS	HOA	
	PUBLIC STREETS	CITY	12.4

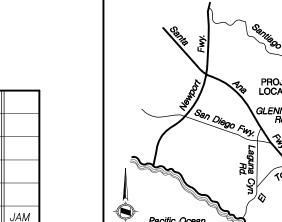
## LEGAL DESCRIPTION

### STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



VICINITY MAP



9/15/10

## PREPARED FOR: USA PORTOLA LLC

270 NEWPORT CENTER DRIVE SUITE 200 NEWPORT BEACH, CA 92660



**VESTING** 

TENTATIVE TRACT NO. 17300

SHEET 1 OF 2

# APPENDIX B SITE PLAN



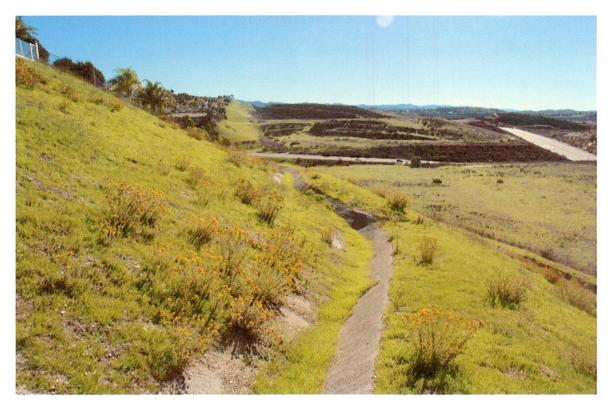
# APPENDIX C SITE PHOTOGRAPHS



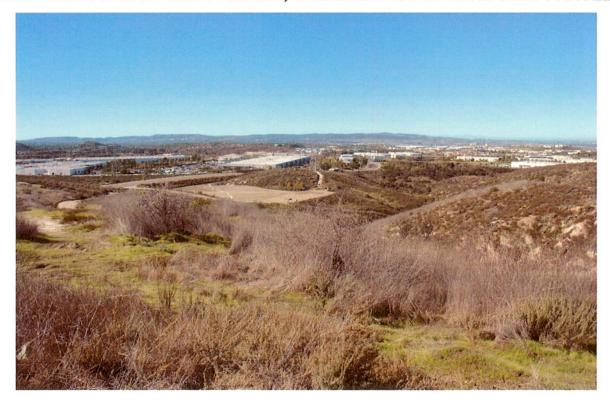
INTERSECTION OF GLENN RANCH ROAD AND SADDLEBACK RANCH ROAD, LOOKING NORTH (SUBJECT SITE ON BOTH SIDES OF ROAD)



GRADED AREA ON EAST BORDER OF WEST PARCEL, LOOKING SOUTH ALONG SADDLEBACK RANCH ROAD



NORTHERN PART OF WEST PARCEL, LOOKING EAST TOWARD EAST PARCEL



WEST PARCEL, LOOKING SOUTHEAST



**BEDROCK OUTCROP ON WEST PARCEL** 



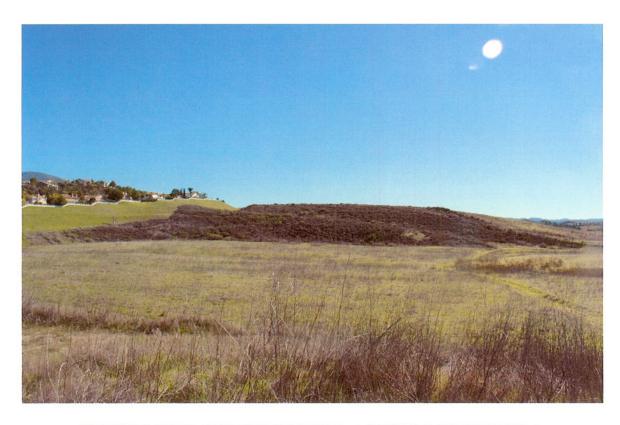
DRAINAGE CHANNEL ON WEST PARCEL, LOOKING SOUTH (DOWNHILL)



LOOKING EAST ACROSS SADDLEBACK RANCH ROAD TOWARD EAST PARCEL



GRADED AREA ON EAST PARCEL, LOOKING EAST



**GRADED AREA ON EAST PARCEL, LOOKING NORTHEAST** 



STORM WATER INLET ON EAST PARCEL, LOOKING NORTHWEST



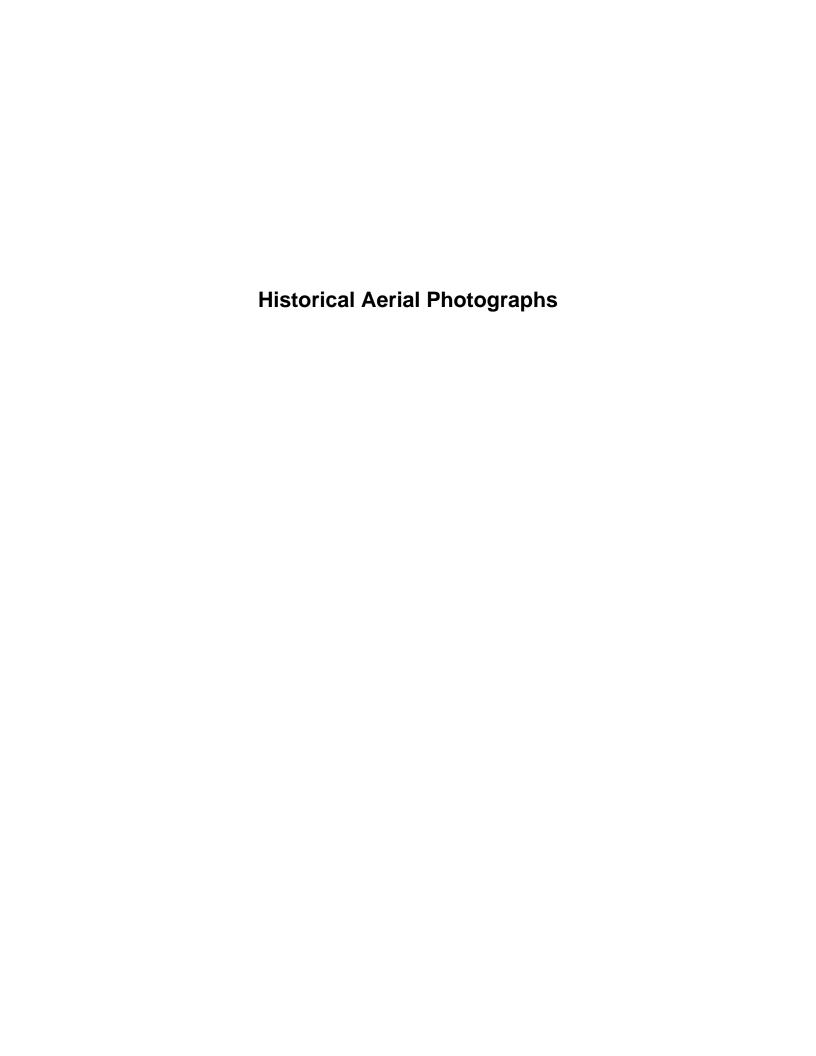
BEDROCK OUTCROP AT DETENTION BASIN ON EAST PARCEL



**DETENTION BASIN AT SOUTHEAST CORNER OF EAST PARCEL** 

# APPENDIX D

# HISTORICAL RESEARCH DOCUMENTATION



#### **Tentative Tract 17300**

NWC and NEC Saddleback Ranch Road/Glenn Ranch Road Lake Forest, CA 92679

Inquiry Number: 2905958.5

November 01, 2010

# The EDR Aerial Photo Decade Package



#### **EDR Aerial Photo Decade Package**

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Thank you for your business.
Please contact EDR at 1-800-352-0050 with any questions or comments.

#### **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2010 by Environmental Data Resources, Inc., All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

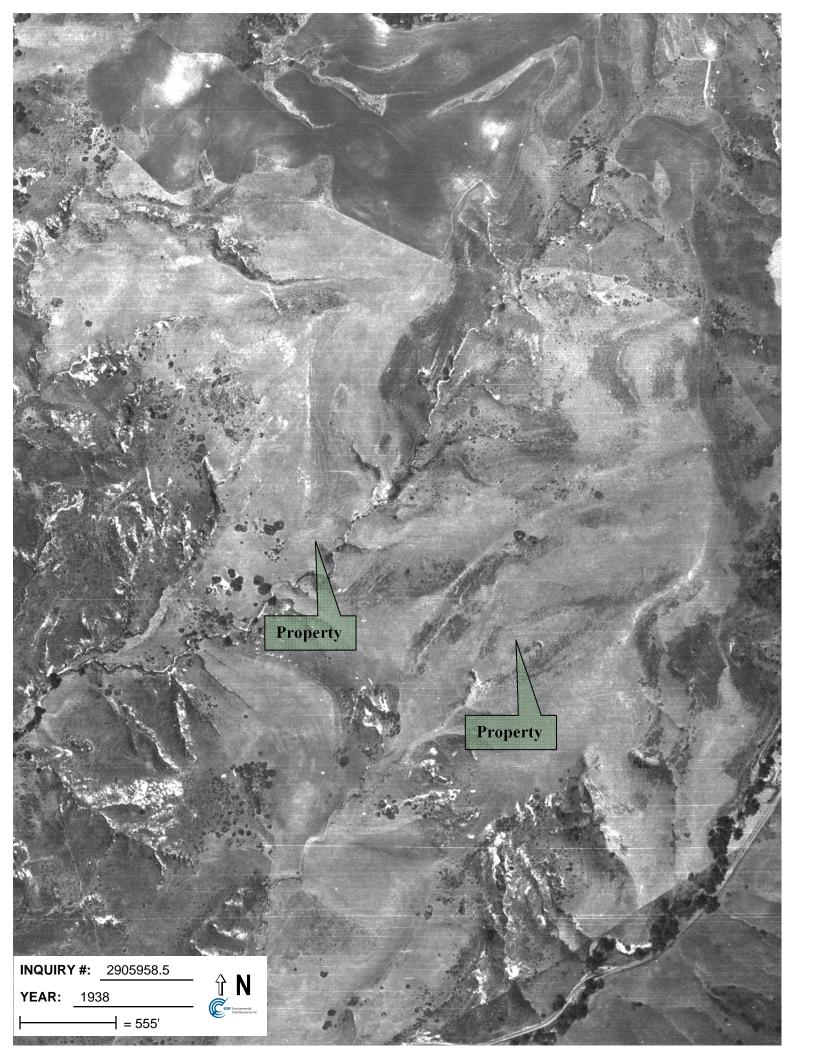
#### **Date EDR Searched Historical Sources:**

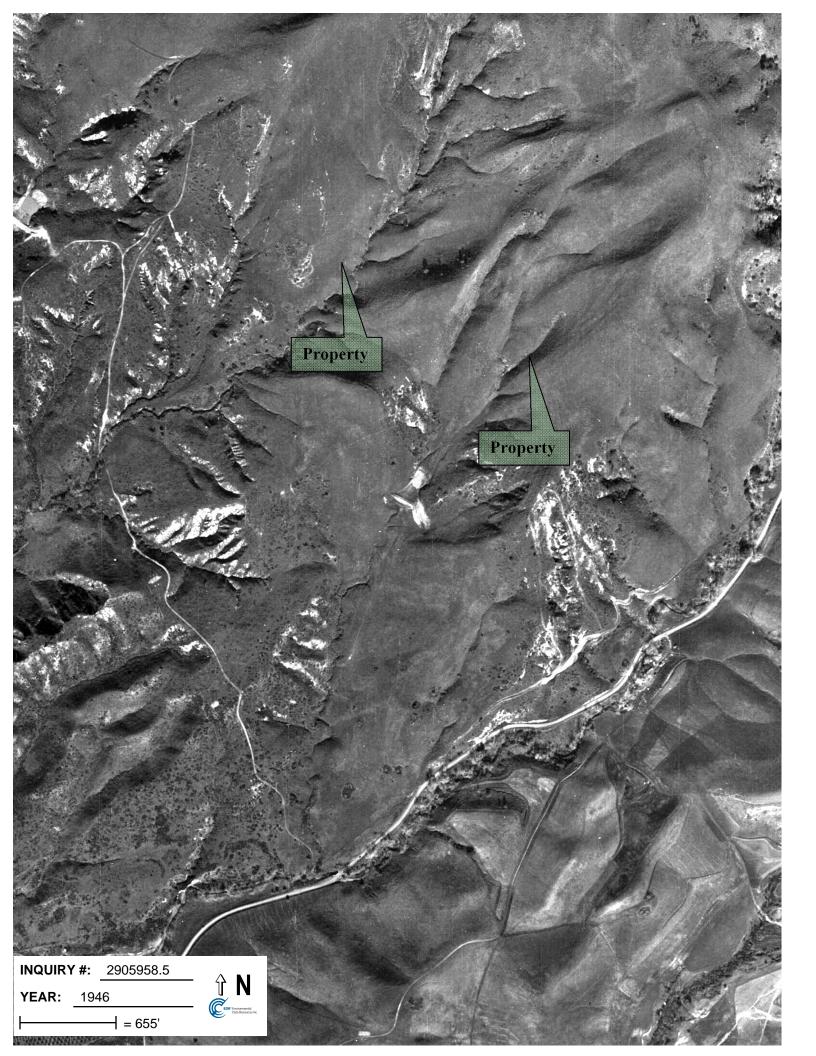
Aerial Photography November 01, 2010

#### **Target Property:**

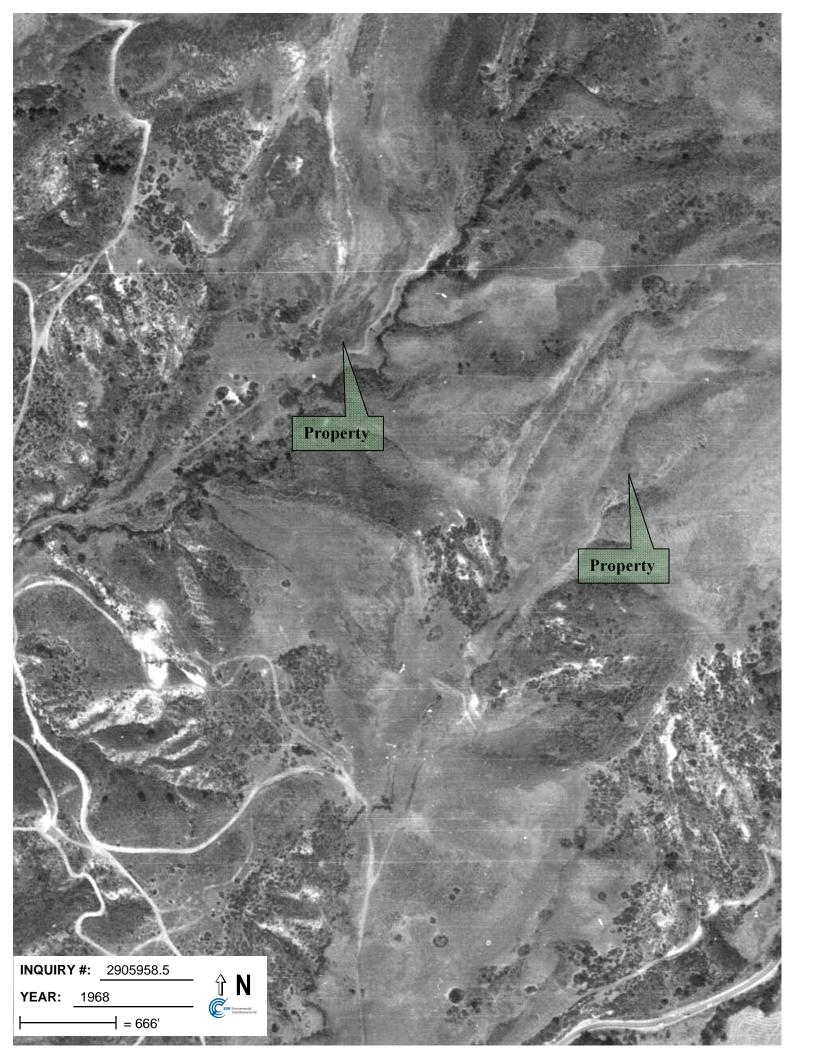
NWC and NEC Saddleback Ranch Road/Glenn Ranch Road Lake Forest, CA 92679

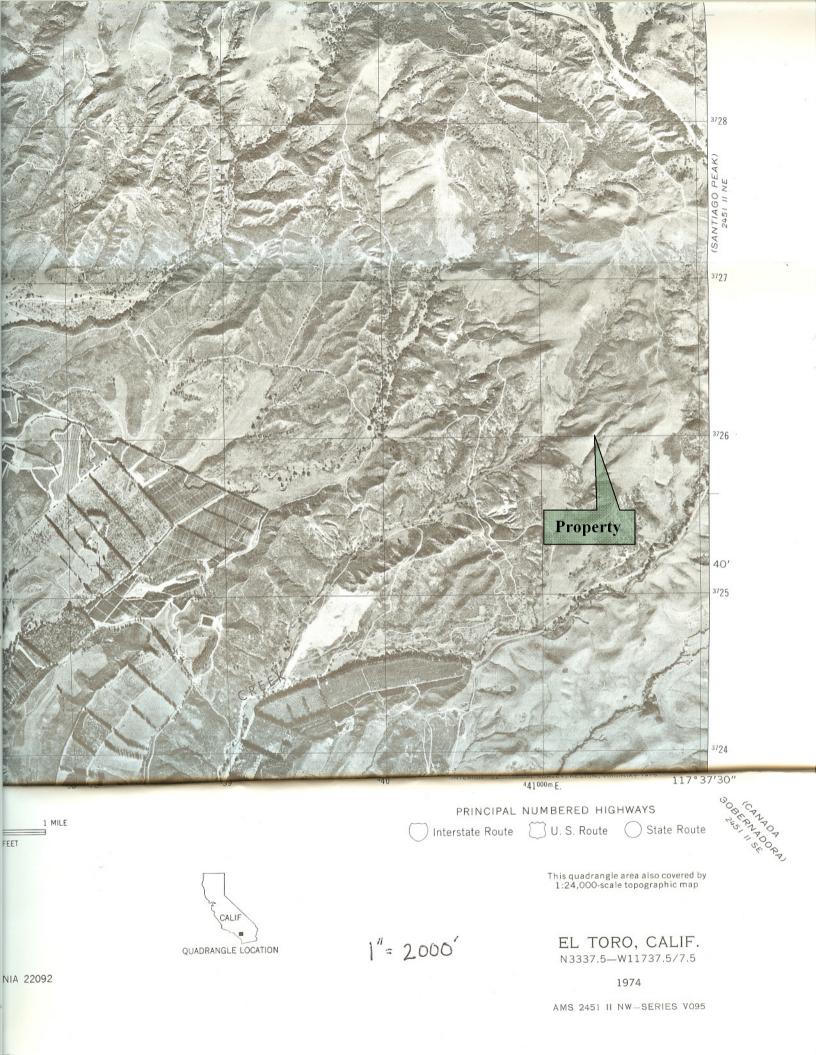
<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=555'	Flight Year: 1938	Laval
1946	Aerial Photograph. Scale: 1"=655'	Flight Year: 1946	Jack Ammann
1952	Aerial Photograph. Scale: 1"=666'	Flight Year: 1952	Pacific Air
1968	Aerial Photograph. Scale: 1"=666'	Flight Year: 1968	Teledyne
1977	Aerial Photograph. Scale: 1"=666'	Flight Year: 1977	Teledyne
1989	Aerial Photograph. Scale: 1"=666'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR





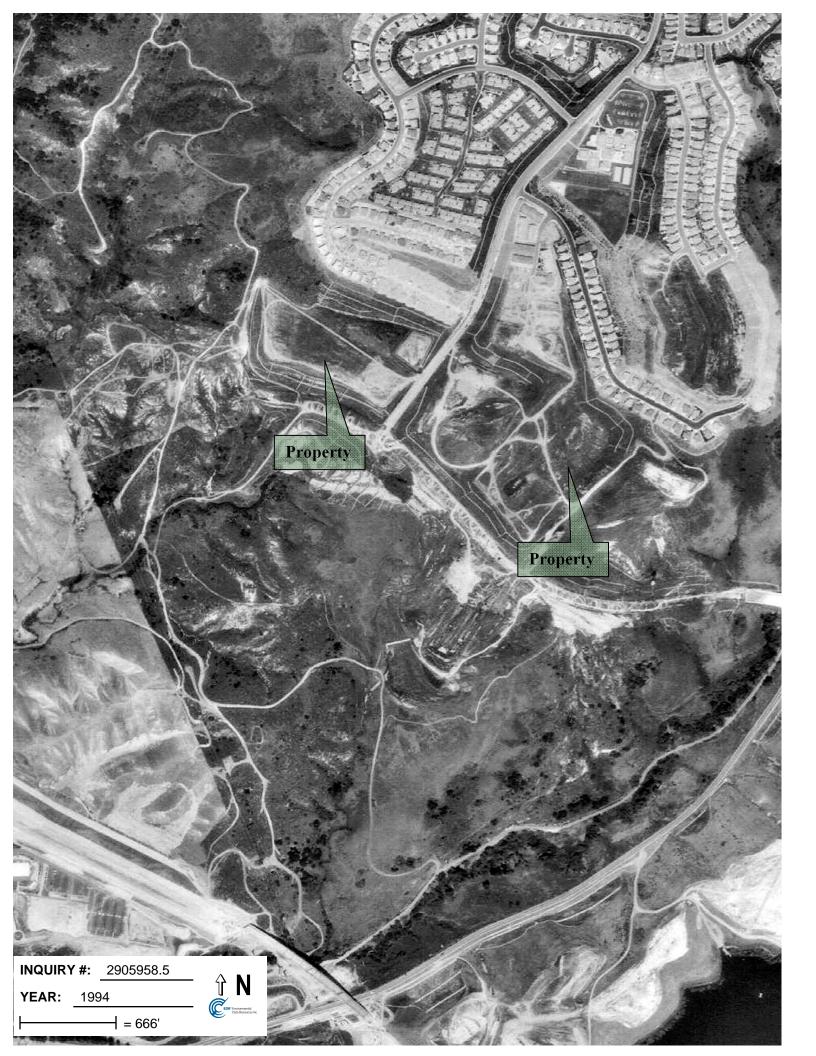




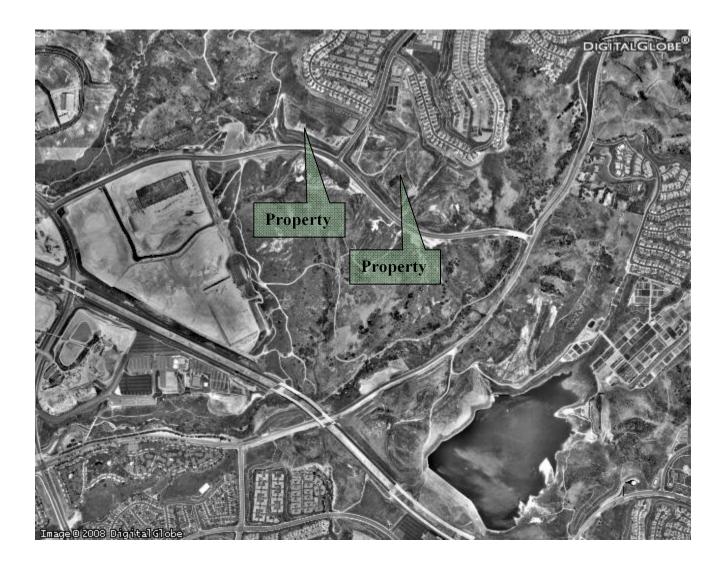








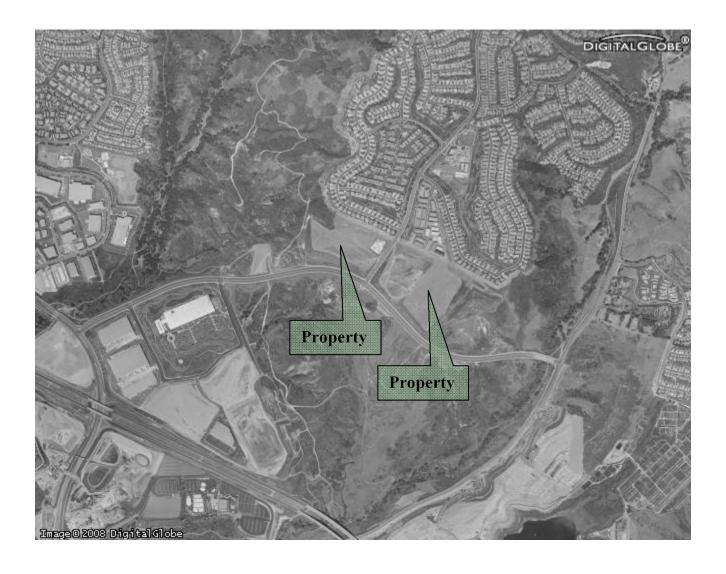




Approximate Scale: 1 inch = 1,350 feet

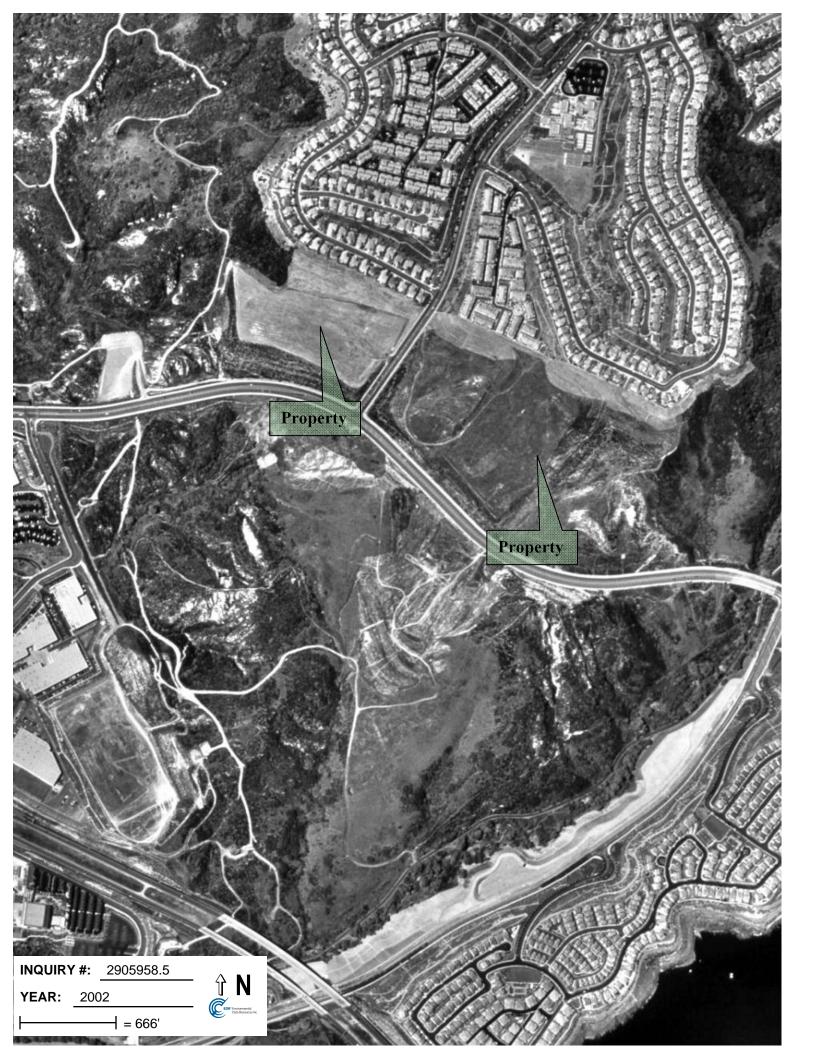
Photograph Date: January 1996

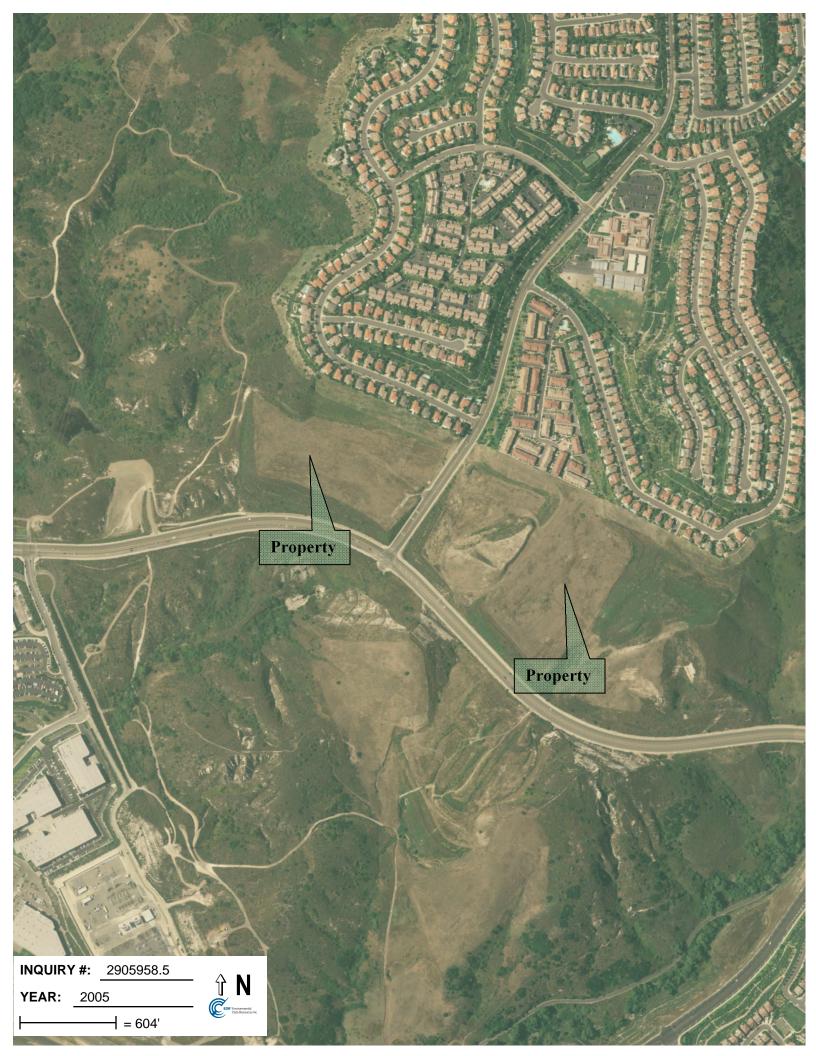




Approximate Scale: 1 inch = 1,350 feet

Photograph Date: August 1999









Approximate Scale: 1 inch = 1,350 feet

Photograph Date: June 2009



#### **Tentative Tract 17300**

NWC and NEC Saddleback Ranch Road/Glenn Ranch Road Lake Forest, CA 92679

Inquiry Number: 2905958.3

October 28, 2010

# Certified Sanborn® Map Report



#### **Certified Sanborn® Map Report**

10/28/10

Site Name:

Tentative Tract 17300 NWC and NEC Saddleback Lake Forest, CA 92679 Client Name: Coast 2 Coast Env.

13964 Boquita Drive Del Mar, CA 92014

EDR Inquiry # 2905958.3 Contact: Marybeth Norgren



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Coast 2 Coast Env. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

#### Certified Sanborn Results:

**Site Name:** Tentative Tract 17300

Address: NWC and NEC Saddleback Ranch

City, State, Zip: Lake Forest, CA 92679

**Cross Street:** 

**P.O.** # 2010-105 **Project:** 2010-105

Certification # 8B24-4538-805A



Sanborn® Library search results Certification # 8B24-4538-805A

#### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

Library of Congress

✓ University Publications of America

▼ EDR Private Collection

The Sanborn Library LLC Since 1866™

#### **Limited Permission To Make Copies**

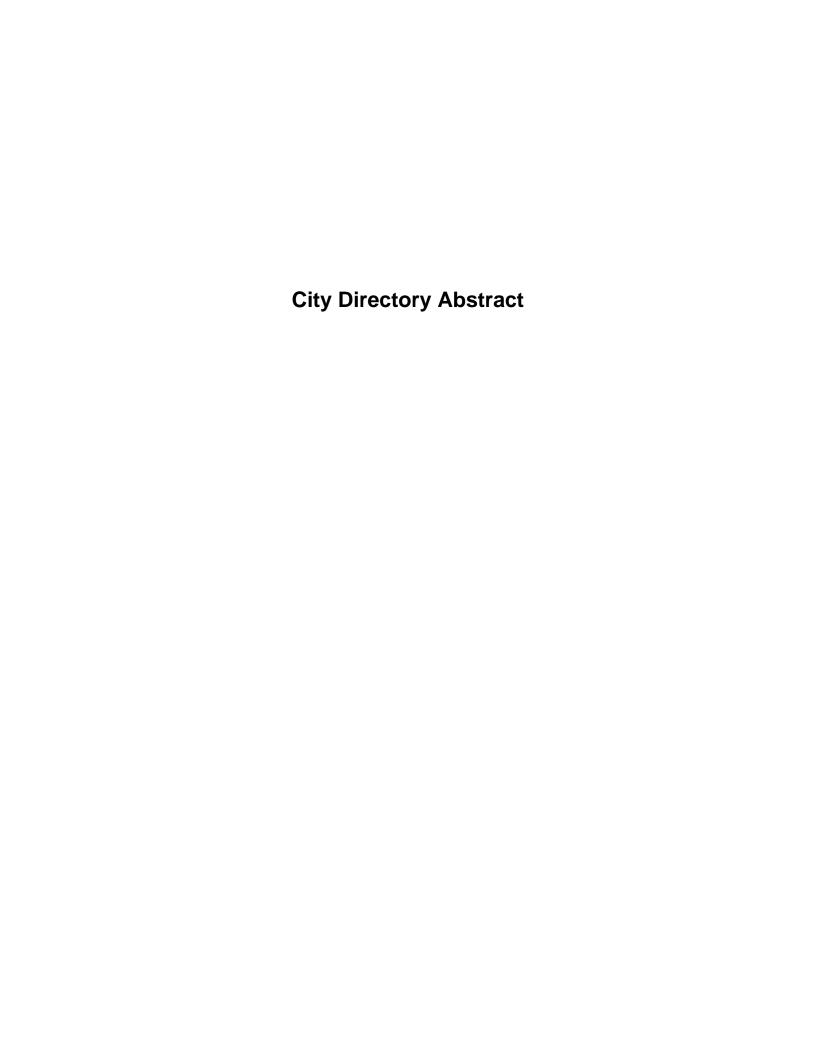
Coast 2 Coast Env. (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

#### **Disclaimer - Copyright and Trademark notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2010 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



Tentative Tract 17300

18967 Saddleback Ranch Rd Lake Forest, CA 92679

Inquiry Number: 2905958.6

November 05, 2010

# **The EDR-City Directory Abstract**



#### **TABLE OF CONTENTS**

#### **SECTION**

**Executive Summary** 

**Findings** 

**Thank you for your business.**Please contact EDR at 1-800-352-0050 with any questions or comments.

#### **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2009 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

#### 2009 Enhancements to EDR City Directory Abstract

New for 2009, the EDR City Directory Abstract has been enhanced with additional information and features. These enhancements will make your city directory research process more efficient, flexible, and insightful than ever before. The enhancements will improve the options for selecting adjoining properties, and will speed up your review of the report.

**City Directory Report.** Three important enhancements have been made to the EDR City Directory Abstract:

- 1. *Executive Summary*. The report begins with an Executive Summary that lists the sources consulted in the preparation of the report. Where available, a parcel map is also provided within the report, showing the locations of properties researched.
- 2. *Page Images.* Where available, the actual page source images will be included in the Appendix, so that you can review them for information that may provide additional insight. EDR has copyright permission to include these images.
- 3. Findings Listed by Location. Another useful enhancement is that findings are now grouped by address. This will significantly reduce the time you need to review your abstracts. Findings are provided under each property address, listed in reverse chronological order and referencing the source for each entry.

**Options for Selecting Adjoining Properties.** Ensuring that the right adjoining property addresses are searched is one of the biggest challenges that environmental professionals face when conducting city directory historical research. EDR's new enhancements make it easier for you to meet this challenge. Now, when you place an order for the EDR City Directory Abstract, you have the following choices for determining which addresses should be researched.

- 1. You Select Addresses and EDR Selects Addresses. Use the "Add Another Address" feature to specify the addresses you want researched. Your selections will be supplemented by addresses selected by EDR researchers using our established research methods. Where available, a digital map will be shown, indicating property lines overlaid on a color aerial photo and their corresponding addresses. Simply use the address list below the map to check off which properties shown on the map you want to include. You may also select other addresses using the "Add Another Address" feature at the bottom of the list.
- 2. *EDR Selects Addresses*. Choose this method if you want EDR's researchers to select the addresses to be researched for you, using our established research methods.
- 3. You Select Addresses. Use this method for research based solely on the addresses you select or enter into the system.
- 4. Hold City Directory Research Option. If you choose to select your own adjoining addresses, you may pause production of your EDR City Directory Abstract report until you have had a chance to look

at your other EDR reports and sources. Sources for property addresses include: your Certified Sanborn Map Report may show you the location of property addresses; the new EDR Property Tax Map Report may show the location of property addresses; and your field research can supplement these sources with additional address information. To use this capability, simply click "Hold City Directory research" box under "Other Options" at the bottom of the page. Once you have determined what addresses you want researched, go to your EDR Order Status page, select the EDR City Directory Abstract, and enter the addresses and submit for production.

Questions? Contact your EDR representative at 800-352-0050. For more information about all of EDR's 2009 report and service enhancements, visit <a href="https://www.edrnet.com/2009enhancements">www.edrnet.com/2009enhancements</a>

#### **EXECUTIVE SUMMARY**

#### **DESCRIPTION**

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

#### **RESEARCH SUMMARY**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	Text Abstract	Source Image
2007	Haines Criss-Cross Directory	-	X	X	-
1997	Haines Criss-Cross Directory	-	X	X	-
1987	Haines Criss-Cross Directory	-	-	-	-
1977	Haines Criss-Cross Directory	-	-	-	-

#### **FINDINGS**

#### TARGET PROPERTY INFORMATION

#### **ADDRESS**

18967 Saddleback Ranch Rd Lake Forest, CA 92679

#### **FINDINGS DETAIL**

Target Property research detail.

No Addresses Found

#### **FINDINGS**

#### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### Saddleback Ranch Rd

#### Saddleback Ranch Rd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	No address listings prior to (18991) Saddleback Ranch Rd	Haines Criss-Cross Directory
	No other addresses (18800-19099) block Saddleback Ranch Rd	Haines Criss-Cross Directory
1997	No address listings prior to (18991) Saddleback Ranch Rd	Haines Criss-Cross Directory
	No other addresses (18800-19099) block Saddleback Ranch Rd	Haines Criss-Cross Directory

#### 18991 Saddleback Ranch Rd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Portola Hils Clbse	Haines Criss-Cross Directory
1997	Portola Hlls Clbse	Haines Criss-Cross Directory

2905958-6 Page 3

#### **FINDINGS**

#### STREET NOT IDENTIFIED IN RESEARCH SOURCE

The following Streets were researched for this report, and the Streets were not identified in the research source.

<u>Street Researched</u> <u>Street Not Identified in Research Source</u>

Saddleback Ranch Rd 1987, 1977

#### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

<u>Address Researched</u> <u>Address Not Identified in Research Source</u>

18967 Saddleback Ranch Rd 2007, 1997

#### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched Address Not Identified in Research Source

Saddleback Ranch Rd No Years Found

18991 Saddleback Ranch Rd No Years Found